

Jewel of Echo

VARIANCES: ARE ANY VARIANCES REQUESTED? Yes (yes/no)

(If yes, please complete the information on page 3)

SECTION OF REGULATIONS CREATING HARDSHIP: Section 4.7.17(i)
(Standard Improvements Formula for off-site access roads) Specifically Echo
Chalet Drive

PLEASE RESPOND TO THE FOLLOWING STATEMENTS IN THE SPACES PROVIDED BELOW: *(The Commission shall not approve a variance unless it finds that all of the following are met)*

1. The variance will not be detrimental to the public health, safety, or general welfare or injurious to other adjoining properties.

Echo Chalet Drive is a private road that substandard for easement width as well as paved width. The easement width is only 30-feet from McCaffrey Road north for a ¼ mile. Echo Chalet Drive provides access to 75 to 80 parcels/homes although many of them are second homes. Echo Chalet has an informal road maintenance agreement where a number of the neighbors include the subdivision applicants contribute to the short and long term maintenance of Echo Chalet Drive. Echo Chalet as numerous turnouts where a person can pull over to let on-coming traffic pass and this road has functioned this way for decades. The proposed variance will not create or acerbate health and safety concerns along Echo Chalet Road.

The Fire Chief for Bigfork commented on the proposed subdivision and stated that the District has the Echo Lake Substation near-by and that the District can handle the increased lots. The Fire Chief stated that access is good to the subdivision and once in the subdivision the new road will meet full County Standards for width and paving.

Should we have to expand the paving portion of Echo Chalet Drive we would us the "Stanadard Improvements Formula as follows:

There are no traffic numbers for Echo Chalet Road so we would have to assume 10 vehicle trips per day for approximately 75 homes (750 Vehicle Trips)

The Length of Echo Chalet Drive to the entrance of Jewel of Echo is approximately 2000 feet.

The Five Lot Subdivision will produce 50 vehicle trips.

50/(50+750)=6% of the roadway 6% x 2000'= 120 feet of
additional pavement





This photo shows Echo Chalet Drive looking south towards McCaffrey Road with a pull-outs on the east side of the road. The small trees shown in this photo on the west side of the road is the edge of the easement.

If the applicant did have to widen 150-feet of Echo Chalet Road by 7 feet would it really address public health and safety along this private road?

2. Due to the physical surroundings, shape, or topographical conditions of the property involved, strict compliance with the regulations will impose an undue hardship on the owner. Undue hardship does not include personal or financial hardship, or any hardship that is self imposed.

As stated previously, Echo Chalet Drive sits within a 30-foot easement for its first $\frac{1}{4}$. There is a 30-foot strip of land to the west of the easement but one would have to acquire the property from that owner to develop any type of road on it as there is no easement over this strip of land. To add pavement on the east side of the road one would have to remove some trees which neighboring property owners would dislike.

3. The variance will not cause a substantial increase in public costs, now or in the future.

Echo Chalet Drive is a private road. The County has a policy that they will not accept any new roads to the County Road network. As the public

is not likely to every own of maintain Echo Chalet Road, it is not likely to increase costs to the public.

4. The variance will not place the subdivision in nonconformance with any adopted growth policy, neighborhood plan or zoning regulations.

The proposed subdivision complies with the County Growth Policy, the Bigfork Neighborhood Plan and the Flathead County Zoning Regulations for SAG-5.

5. The variance is consistent with the surrounding community character of the area.

The Echo Lake area is full of gravel roads and narrow drives around the Lake. Echo Chalet Drive provides access to close to 80 homes many of which have been in existence for decades. The existing condition of Echo Chalet Drive is the character of this neighborhood.

Directions to -
Jewel of Echo

From Kalispell take Highway 93 South to the intersection with Highway 82. Take Highway 82 to the intersection with Highway 35. Take a right heading south of Highway 35 to the Highway 83 intersection. Take a left heading east on Highway 83 to the intersection of Echo Lake Road which is at the Swan River School. Take a left heading north on Echo Lake Road for one mile to the intersection of McCaffery Road. Take a left heading east on McCaffery for $\frac{1}{2}$ a mile to the intersection of Echo Chalet Drive. Take a right heading north on Echo Chalet, the property is located on the right (East) side of the road approximately $\frac{1}{2}$ mile.